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THE ANDHRA PRADESH GAZETTE

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HYDERABAD, THURSDAY, FEBRUARY 19, 2009.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H.1)

DRAFT VARIATION TO THE TOWN PLANNING - ELURU MUNICIPAL CORPORATION - CERTAIN VARIATION IN THE MASTER PLAN FOR CHANGE OF LAND USE OF THE LAND FROM PUBLIC AND SEMI PUBLIC USE ONE TO COMMERCIAL USE IN ELURU MUNICIPAL CORPORATION.

[Memo. No. 6785/H1/2008-2, Municipal Administration and Urban Development, 16th February, 2009.]

The following draft variation to the Eluru General Town Planning Scheme, the Master plan which was sanctioned in G.O.Ms.No. 312 M.A., dated 25-07-1975, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-22.

DRAFT VARIATION

The site in T.S.Nos. 625, 626, Door No. 17-5-5, GNT Road beside Hero Honda Show Room, Eluru Municipal Corporation to an extent of 5856.18 Sq. Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Public and Semi Public use zone in the General Town Planning Scheme (Master Plan) of Eluru Town sanctioned in G.O.Ms.No. 312 MA., dated 25.07.1975, is now proposed to be designated for Commercial use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP No.42/2008/R, which is available in Municipal Office, Eluru Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158 MA., dated 22.3.1996 to the Eluru Municipal Corporation before issue of confirmation orders.
2. The applicant shall pay betterment charges and other required fee etc., to Eluru Municipal Corporation.

3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
9. The applicant shall handover the site affected under widening of existing of 69'-0" to 73'-0" wide road to 80 feet wide as per Master Plan at western side to the Eluru Municipal Corporation through registered gift deed at free of cost.
10. The applicant shall obtain prior approval from the competent authority before taking development works.
11. The applicant shall maintain a clear distance of 30 Mtrs., (buffer) from the Railway Boundary to the proposed building.
12. The applicant shall pay 14% of open space charges and betterment charges as per procedure in vogue.

SCHEDULE OF BOUNDARIES

- North** : Building of Nerella Raja (Mahindra Show Room)
- East** : Railway property.
- South** : P. Parasuram and others (Hero Honda Show Room).
- West** : Existing 69'-0" to 73'-0" wide road to be widened 80 feet wide as per Master Plan.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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